

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 12:29 PM
THIS 11 DAY OF March
1998, AND DULY RECORDED
IN PLAT BOOK 82 ON PAGES
26 AND 27.
DOROTHY H. WILKEN, CLERK
BY Dawn a. Maltz DC

SHEET 1 OF 2 SHEETS

THIS INSTRUMENT WAS PREPARED BY:
JEFF S. HODAPP
CARMANAH-PROCTOR AND ASSOCIATES, INC.
CONSULTING ENGINEERS
SURVEYORS ENGINEERS PLANNERS
6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063
SEPTEMBER 1997 950404 DCW

GROVE PLAZA

A PORTION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NW 1/4 OF THE NW 1/4
OF SECTION 7, TOWNSHIP 45 SOUTH, RANGE 43 EAST
CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS: THAT WALTER H. JANKE AND ALICE FAY, OWNERS OF THE LANDS SHOWN HEREON AS "GROVE PLAZA", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

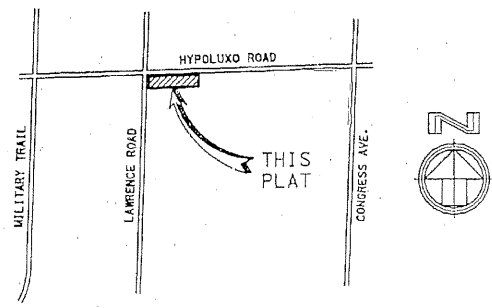
THAT PORTION OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 40 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 02°02'58" WEST, ON THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 40.08 FEET; THENCE NORTH 88°25'11" EAST, ON A LINE 40 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 33.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°25'11" EAST ON SAID PARALLEL LINE, A DISTANCE OF 1228.35 FEET; THENCE SOUTH 02°07'20" WEST, ON THE EAST LINE OF SAID NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 7, A DISTANCE OF 293.90 FEET; THENCE SOUTH 88°24'01" WEST, ON THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 7, A DISTANCE OF 1220.99 FEET; THENCE NORTH 02°02'58" EAST, ON A LINE 40 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) SAID WEST LINE OF SECTION 7, A DISTANCE OF 260.22 FEET; THENCE SOUTH 88°25'11" WEST, ON A LINE 74 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) SAID NORTH LINE OF SECTION 7, A DISTANCE OF 7.01 FEET; THENCE NORTH 02°02'58" EAST, ON A LINE 33 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) SAID WEST LINE OF SECTION 7, A DISTANCE OF 34.07 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 8.233 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AND RESERVE AS FOLLOWS:

- TRACT "G" AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR STREET PURPOSES.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE GROVE PLAZA MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.
- THE INGRESS/EGRESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE GROVE PLAZA MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS AND EGRESS PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.
- THE LANDSCAPE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE GROVE PLAZA MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.



LOCATION MAP
NOT TO SCALE

MORTGAGEE'S CONSENT

KNOW ALL MEN BY THESE PRESENTS: THAT 1ST UNITED BANK, A FLORIDA BANKING CORPORATION, OWNER AND HOLDER OF THAT CERTAIN MORTGAGE ON THE PROPERTY DESCRIBED HEREON, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATION SHOWN HEREON.

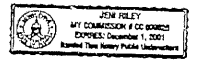
IN WITNESS WHEREOF: 1ST UNITED BANK, A FLORIDA BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27 DAY OF JANUARY, 1998.

BY: Robert E. McCarn, V.P.
ROBERT E. MCCARN
VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 27 DAY OF JANUARY, 1998, BY Robert E. McCarn, AS VICE-PRESIDENT OF 1ST UNITED BANK, A FLORIDA BANKING CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES: _____
COMMISSION NO.: _____
BY: Jenni T. Riley
NAME: _____
NOTARY PUBLIC - STATE OF FLORIDA



TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF BROWARD) SS
I, GERALD L. KNIGHT, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO WALTER H. JANKE AND ALICE FAY; THAT ALL TAXES HAVE BEEN PAID AS REQUIRED BY SECT. 197.192, FLA. STATUTES, AS AMENDED; THAT THERE IS A MORTGAGE ON THE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 8743, PAGE 280 AND MODIFIED IN OFFICIAL RECORDS BOOK 9864, PAGE 529, PALM BEACH COUNTY RECORDS; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: Gerald L. Knight
GERALD L. KNIGHT
ATTORNEY AT LAW

BOYNTON BEACH CITY COMMISSION

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF March, 1998.

BY: Jerry Taylor
JERRY TAYLOR
MAYOR

ATTEST: Suzanne Kruse
SUZANNE KRUSE
CITY CLERK

CITY ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND CITY LAWS AND ORDINANCES.

BY: John Yeend
JOHN YEEND, P.E.
CITY ENGINEER

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

BY: Jeff S. Hodapp
JEFF S. HODAPP
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 5111

NOTES:

01. ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 7-45-43 HAVING A BEARING OF NORTH 88°25'11" EAST, ACCORDING TO STATE PLANE COORDINATES AS ESTABLISHED BY PALM BEACH COUNTY (NAD 83 1990 ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND DISTANCES.
02. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOYNTON BEACH ZONING REGULATIONS.
03. IN THOSE CASES WHERE EASEMENTS OVERLAP, DRAINAGE SHALL HAVE FIRST PRIORITY, UTILITIES SHALL HAVE SECOND PRIORITY, ACCESS SHALL HAVE THIRD PRIORITY, AND ALL OTHER USES SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.
04. NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN EASEMENTS.
05. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF: WALTER H. JANKE AND ALICE FAY HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS 26 DAY OF January, 1998.

WITNESS: Robert Fay
PRINT NAME: ROBERT FAY
AS TO BOTH

WITNESS: Kevin Fitzgerald
PRINT NAME: KEVIN FITZGERALD
AS TO BOTH

WITNESS: Walter H. Janke
WALTER H. JANKE

WITNESS: Alice Fay
ALICE FAY

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF January, 1998, BY WALTER H. JANKE AND ALICE FAY. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PROVIDED IDENTIFICATION.

MY COMMISSION EXPIRES: _____
COMMISSION NO.: _____
BY: Jerry Parks
NAME: _____
NOTARY PUBLIC - STATE OF FLORIDA

1ST UNITED BANK	SURVEYOR	CITY ENGINEER	CITY COMMISSION

FILED: 91 Vnc01eeta.vnc01 vnc01pp1.dgn
DATE: 25-Jan-98 10:13